

# Vista Del Sol Unit One Hundred Sixty Five

City of El Paso — City Plan Commission — 04/18/2019

**SUSU19-00019— Major Combination**



**STAFF CONTACT:** Santiago Vallejo, 915-212-1561, vallejos@elpasotexas.gov

**PROPERTY OWNER:** Camino Real Investments I, LTD.

**REPRESENTATIVE:** Conde Inc.

**LOCATION:** South of Zaragoza and East of Rojas, District 6

**ACREAGE:** 28.952

**VESTED:** Yes

**PARK FEES REQUIRED:** \$8,685.00

**EXCEPTION/MODIFICATION REQUEST** N/A

**RELATED APPLICATIONS:** N/A

**PUBLIC INPUT:** N/A

**STAFF RECOMMENDATION:** Approval

**SUMMARY OF REQUEST:** The applicant proposes to subdivide 28.952 acres of land into 1 commercial lot and 1 stormwater pond. The proposed subdivision lies within Vista Del Sol V Land Study, which was approved in 1995. This application was reviewed under the applicable former code in 1995. Access to the proposed subdivision will be provided via Don Haskins Drive and Henry Brennan.

**SUMMARY OF DCC RECOMMENDATION:** DCC/Planning staff recommends **APPROVAL** of Vista Del Sol Unit One Hundred Sixty Five on a Major Combination basis.

Vista Del Sol Unit 165



## DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

N/A

## RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

**CONSISTENCY WITH PLAN EL PASO:** Subject property is designated G7, Industrial

<b>GOAL 2.2:</b>	
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
<b>GOAL 2.3:</b>	
The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.	
<b>POLICY</b>	<b>DOES IT COMPLY?</b>
<b>2.2.4.b.:</b> Commercial and office uses at intersections should have direct paths to greens and squares.	Yes, a path to McCarthy Park is located along Don Haskins and John Phelan.
<b>2.3.2.a:</b> New neighborhood streets should connect to the existing street network in all adjoining areas where practical.	New streets are not proposed.

**NEIGHBORHOOD CHARACTER:** Subject property is zoned C-4/sc (Commercial/condition/special contract) and is currently vacant. Properties adjacent to the subject property are zoned C-4/c (Commercial/condition) and C-4 (Commercial). Surrounding land uses are commercial and industrial. The nearest school is Loma Verde Elementary (1.3 miles). The nearest park is McCarthy Park (1.29 miles). The proposed subdivision is not within any Impact Fee area.

**COMMENT FROM THE PUBLIC:** N/A.

### **PLAT EXPIRATION:**

This application will expire on October 18, 2019. Failure to submit the recording plat in accordance with Section 19.08.100 (Recording plat submission) within the specified date, or within an approved six-month extension period, shall necessitate the total resubmission of the minor subdivision application which shall be subject to the subdivision regulations in effect at the time of resubmission.

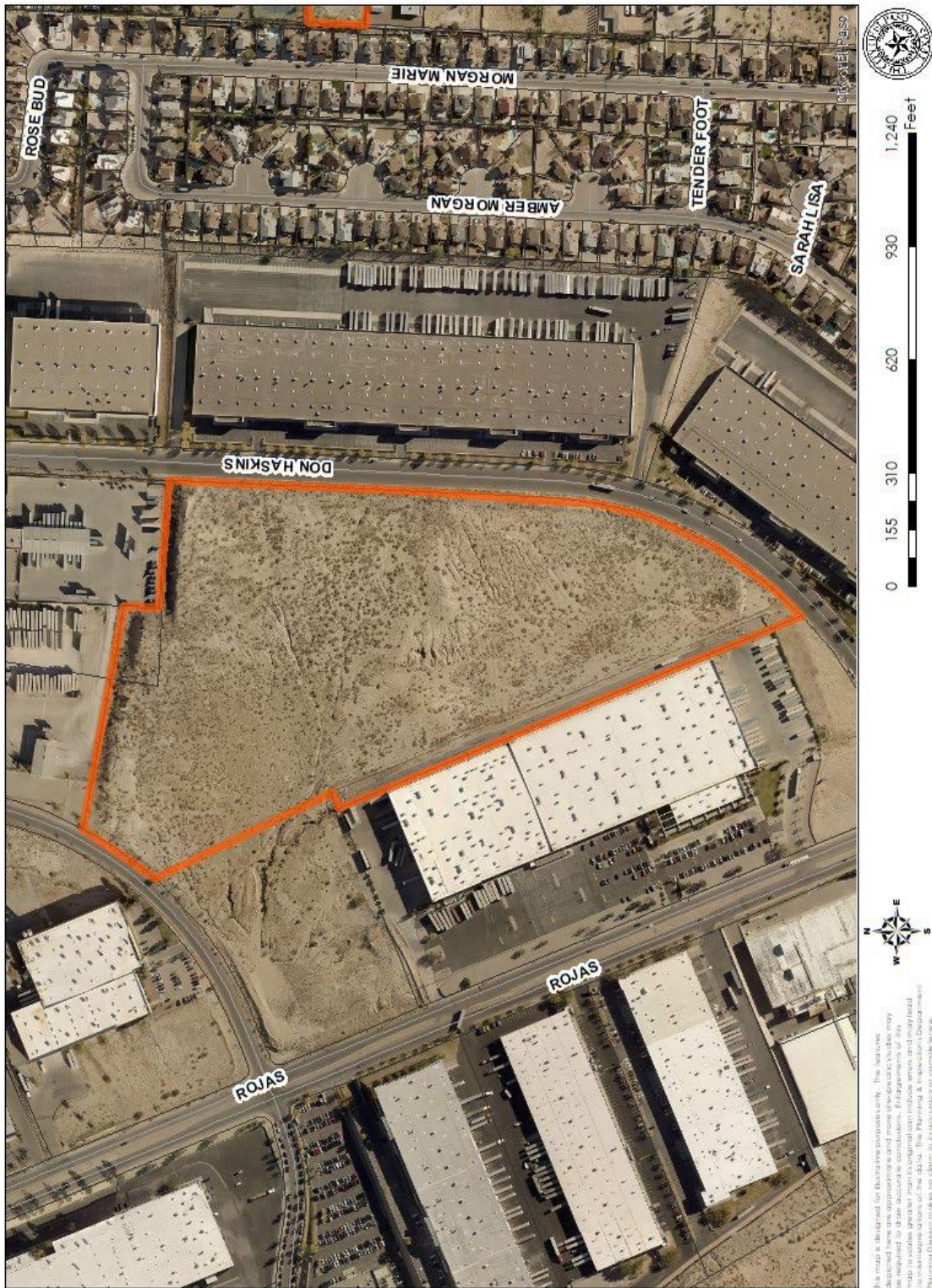
### **ATTACHMENTS:**

1. Aerial Map
2. Preliminary plat
3. Final plat
4. Application
5. Department Comments

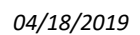


# ATTACHMENT 1

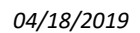
## Vista Del Sol Unit 165



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$$0 \rightarrow C_{n-1} \otimes C_{n-1} \rightarrow C_n \otimes C_n \rightarrow C_n \otimes C_{n-1} \oplus C_{n-1} \otimes C_n \rightarrow C_n \otimes C_n \rightarrow 0$$


# ATTACHMENT 4



## CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: March 25 February 19, 2019

File No. SUSU19-00019

SUBDIVISION NAME: Vista Del Sol Unit 165

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a Portion of Tract I- A. O. A. Danielson Survey 313, City of El Paso, El Paso County, Texas
2. Proposed Land Uses:

|               | ACRES         | SITES    |                       | ACRES         | SITES    |
|---------------|---------------|----------|-----------------------|---------------|----------|
| Single-family |               |          | Office                |               |          |
| Duplex        |               |          | Street & Alley        |               |          |
| Apartment     |               |          | Ponding & Drainage    | <u>1.374</u>  | <u>1</u> |
| Mobile Home   |               |          | Institutional         |               |          |
| P.U.D.        |               |          | Other (specify below) |               |          |
| Park          |               |          |                       |               |          |
| School        |               |          |                       |               |          |
| Commercial    | <u>27.578</u> | <u>1</u> | Total No. Sites       | <u>2</u>      |          |
| Industrial    |               |          | Total Acres (Gross)   | <u>28.952</u> |          |
3. What is existing zoning of the above described property? C-4 Proposed zoning? n/a
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes      No      N/A
5. What type of utility easements are proposed? Underground      Overhead      Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)  
Lot to Pond
7. Are special public improvements proposed in connection with the development? Yes      No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes      No X  
If answer to is "Yes", please explain the nature of the modification or exception
9. Remarks and/or explanation of special circumstances:
10. Improvement Plans submitted? Yes X No
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No       
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 -Vested Rights

City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 217-0085

|     |                 |                                       |   |              |                     |
|-----|-----------------|---------------------------------------|---|--------------|---------------------|
| 12. | Owner of record | <u>Camino Real Investments I, LTD</u> | <u>6080 Surety Drive, Ste. 300, El Paso, TX</u> | <u>79905</u> | <u>915-592-0290</u> |
|     |                 | (Name & Address)                      |   | (Zip)        | (Phone)             |
| 13. | Developer       | <u>Camino Real Investments I, LTD</u> | <u>6080 Surety Drive, Ste. 300, El Paso, TX</u> | <u>79905</u> | <u>915-592-0290</u> |
|     |                 | (Name & Address)                      |   | (Zip)        | (Phone)             |
| 14. | Engineer        | <u>CONDE INC.</u>                     | <u>6080 Surety Drive, Ste. 100, El Paso, TX</u> | <u>79905</u> | <u>915-592-0283</u> |
|     |                 | (Name & Address)                      |   | (Zip)        | (Phone)             |

*\*Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.*

Camino Real Investments I, LTD  
By: Camino Real Properties, Inc.  
It's General Partner

OWNER SIGNATURE: \_\_\_\_\_

  
Douglas A. Schwartz, President

REPRESENTATIVE: \_\_\_\_\_

  
Conrad Conde

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS**

City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

# **ATTACHMENT 5**

## **PLANNING AND INSPECTION DEPARTMENT – PLANNING:**

Developer/Engineer shall address the following comments:

- Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
  - a: Current certificate tax certificate(s)
  - b: Current proof of ownership.
  - c: Release of access document, if applicable.
  - d: Set of restrictive covenants, if applicable.
- Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

## **PLANNING**

1. Include street names on cross sections provided.
2. Change the road type for the 70' cross-section to read "Collector" to match the applicable DSC.
3. Include the ± symbol after the total acreage beneath the legal description.
4. Ensure all drainage is contained on-site.
5. Clarify whether the wrought iron fence (?) adjacent to the 45' access and drainage easement will remain or be removed.
6. Verify the legend is correct.

## **LAND DEVELOPMENT**

1. Update flood zone information note to include both panels 46C & 49C.
2. Identify the discharge point for drainage area III; make sure that the downstream storm water management facilities have sufficient capacity to carry the additional runoff.
3. Label the pond as "private" since it will only service this subdivision. The proposed pond shall have enough capacity to hold the developed runoff for a designed 100-yr. storm event.
4. On the street cross-sections, label the slope and direction.

## **CID/PARKS**

Please note that this subdivision is zoned "C-4" meeting the requirements for Non-residential uses (General commercial) as well as for Residential dwellings use (Multi-family) with a minimum lot area of 750 sq. ft. per dwelling unit also, applicant has submitted copy of preliminary covenants restricting the use to general commercial purposes only and prohibiting all residential uses.

Furthermore, this subdivision application is part of the Vista Del Sol V Land Study, approved June 13, 1995 and vesting rights have been granted under the subdivision standards of the El Paso Municipal Code in effect in 1995 (Old-Old Code) therefore, "Park fees" will be assessed as follows:

1. **If** gross density waiver is granted by the Planning Department or designee and a copy of the final recorded covenants is provided restricting all residential uses, then applicant shall be required to pay "Park fees" in the amount of **\$8,685.00** based on Non-residential subdivision requirements calculated as follows:



Non-residential acreage 28.95 (rounded to 2 decimals) @ \$300.00/acre = **\$8,685.00**

Please allocate generated funds under Park Zone: **E-6**

Nearest Park: **McCarthy Park**

**If** density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

**EL PASO CENTRAL APPRAISAL DISTRICT**

Please change Block number to 586. Block 1 already exists